

TWYFORD PARISH COUNCIL

MINUTES OF A PLANNING COMMITTEE MEETING

held on Thursday 4th May 2017 at 7.30pm
in the Gilbert Room of the Parish Hall, Twyford

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell	Councillor Cook	T. Bronk - Clerk
Councillor Sellars	Councillor Cornwall	
Councillor Corcoran	Councillor Watson	
Councillor Holland	Councillor West	
Councillor Lawton	Councillor Forder-Stent	
Councillor Wheeler		

Business Transacted

	<p>Councillor Mitchell having announced that he is stepping back from duties for 3 months proposed that an alternative Chair be appointed for his last meeting. Councillor Sellars having expressed a willingness to act as Chair was proposed by Councillor Wheeler, seconded by Councillor Corcoran and elected.</p>
P12/17	Apologies for absence
	<p>Apologies from Committee members Cook, Cornwall and West were accepted, an apology from Councillor Watson was accepted and the absence of Councillor Forder-Stent noted.</p>
P13/17	Declaration of interests
	<p>Councillor Mitchell declared a personal interest in respect of the agenda item to note SDNP/17/01539/TPO Apple Tree Cottage.</p>
P14/17	To approve and sign as a true record the minutes from the previous meeting held on 2nd March 2017
	<p>The previously circulated minutes of the Planning Committee meeting dated 6th April 2017 were considered.</p> <p>Resolved:</p> <p>“The minutes of the meeting held on 6th April 2017 are approved as an accurate record of the meeting”.</p> <p>Proposed by Cllr Wheeler, seconded by Cllr Holland and carried unanimously.</p>
P15/17	Public Participation – to receive questions or comments from members of the public
	<p>Two members of the public attended the meeting. They had purchased the property Hillcroft that had been the subject of various previous planning applications; and they wished to observe the Committee’s discussions to obtain some knowledge of the views of the Committee with regards the merits of applications coming before it. The importance of the visual impact of their property was referred to and the consequent need to carefully consider design, materials and landscaping (for screening).</p> <p>Having obtained some insight, the members of the public thanked the Committee and left.</p>

P16/17	Update on the minutes of the last meeting, correspondence and other relevant matters
	<p>Councillor Mitchell reported that he had not yet spoken with senior officials from the Winchester Planning Department to arrange a meeting between them and the Committee. It was noted that an application to which the Committee had objected had been approved since the last meeting and therefore the discussion remained important.</p> <p><u>Action</u> – The Clerk is to ask Councillor Izard to liaise with the Planning department, the Clerk’s earlier approach requesting a meeting having been unsuccessful.</p> <p>Councillor Corcoran reported that the Winchester Planning Department had not yet been sent a copy of the current draft of the Twyford Neighbourhood Plan.</p> <p><u>Action</u> – The Clerk is to liaise with Councillor Corcoran to agree the wording of a covering letter.</p> <p>It was noted that a written representation in respect of an application reference SDNP/16/04648/FUL had been agreed by the Full Council and submitted to the Department For Communities and Local Government Planning Inspectorate.</p>
P17/17	To receive planning decisions
	<p>It was noted that as at 27th April there were 3 announced approvals since the last meeting’s update. SDNP/17/01103/LIS Volunteer Queen Street, SDNP/17/00391/FUL Rose Cottage Winchester Road Twyford SO21 1PJ and SDNP/17/00149/HOUS Pear Tree House Queen Street Twyford SO21 1QG to which the Committee had objected. It was also noted that a decision had been made to fell trees at St Catherine’s Hill.</p> <p>It was noted that no refusals of applications had been announced since the last update. It was noted that of the ten applications for which a decision had not yet been announced some dated back to 2016.</p>
P18/17	To agree comments on planning applications
	<p>SDNP/17/01333/FUL - Roman Waye Park Lane Twyford Winchester Hampshire SO21 1QU Replacement dwelling</p> <p>Members noted that the applicants had attended the previous meeting to inform the Committee of their proposals and to answer questions about them. Councillors noted they had referred to the location being one of particular archaeological significance and therefore the applicants may wish to obtain some specialist advice.</p> <p>Resolved: to object and to make comment.</p> <p><u>Comment:</u> The Twyford Parish Council Planning Committee considers the application to be deficient because it supplies insufficient information. For example, the Character Assessment response of ‘no’ to many questions does not reflect the Committee’s perceptions, such as the impact of the proposed development which is in a particularly sensitive location of Twyford and the South Downs National Park. It is visible from the village’s Hunter Park and its surrounds; it is considered to be an unsuitable design too big for the plot (and hence inconsistent with the draft Twyford Neighbourhood Plan house size requirement because it will be less affordable than the property it is replacing) and the location of the proposed garage is inappropriate. In particular, the Committee is concerned that insufficient attention has been given to the archaeological importance of the site which is fully within the protected area of an ancient monument. Additionally, the Committee’s view is that type of redevelopment should make a reasonable contribution to village amenities and not qualify for a ‘self-build’ exemption from the Community Infrastructure Levy.</p> <p>Proposed by Councillor Lawton, seconded by Councillor Corcoran and carried unanimously.</p>

SDNP/17/01434/HOUS - 5 Hazeley Farm Cottages Hazeley Road Twyford SO21 1QA

Erection of two storey extension

The Committee having reviewed the application documents also noted the 'neutral' comment that two previously separate properties are being amalgamated.

Resolved: to object and to make comment.

Comment: The Twyford Parish Council Planning Committee considers the visual appearance of the proposals to be acceptable. However, the Committee regards the proposed development to be contrary to existing policy CE23; and that to permit it would reduce the stock of small and affordable dwellings in the countryside.

Proposed by Councillor Wheeler, seconded by Councillor Sellars and carried unanimously.

SDNP/17/01721/HOUS Cob Cottage Manor Road Twyford SO21 1RJ

Replacement pitched roof (raised) and a single storey side and rear extension

Resolved: to object and to comment.

Comment: The Twyford Parish Council Planning Committee is not opposed in principle to an extension of Cob Cottage but the information submitted for the application is insufficient. The plans submitted are considered to be inaccurate because they are out of date. The documents do not provide details of the relationship of the dwelling with those in its immediate vicinity, the increase of size and its potentially dominant impact on neighbouring properties cannot therefore be assessed. Concern also exists that this development will add to the cumulative effect of an increased height of developments in Manor Road.

Proposed by Councillor Wheeler, seconded by Councillor Holland and carried unanimously.

SDNP/17/01802/FUL Highcroft Love Lane Twyford Winchester Hampshire SO21 1FB

Proposed two self-build plots - one replacement dwelling and one infill dwelling

The Committee having reviewed the application documents also noted correspondence received.

Resolved: to object and to make comment.

Comment: The Twyford Parish Council Planning Committee considers the application to be contrary to existing policy MTRA4 and does not accept the suggestion that the proposals are consistent with the draft Twyford Neighbourhood Plan's proposals for additional housing because the draft plan refers to additional housing being focussed on small and affordable dwellings.

Additionally, the view of the Committee is that the proposed self-build is inconsistent with the other information submitted and is not supported by the case law quoted.

Proposed by Councillor Lawton, seconded by Councillor Mitchell and carried unanimously.

To Note the following applications:

SDNP/17/01586/NMA Cornstiles Park Lane Twyford Winchester Hampshire SO21 1QS

West elevation of existing bungalow to be clad in dark timber cladding to match cladding approved on North elevation.

SDNP/17/02008/NMA Barn Cottage High Street Twyford Winchester Hampshire SO21 1RF Application for a non material minor amendment to approved permission.

SDNP/16/05641/HOUS for the change of roofing material and addition of opening top lights

	<p>to glazed panels.</p> <p>SDNP/17/01539/TPO Apple Tree Cottage Shawford Road Shawford Winchester Hampshire SO21 2BP 2 No Beech fell to ground level</p>
P19/17	To review enforcement cases - CONFIDENTIAL ITEM
	The Clerk reported that one case raised recently is being progressed but no formal update on all enforcement cases had been received since October 2016.
P20/17	To discuss other planning related communications to and from the Council
	<p>The Committee noted that a comment was now invited on the following application, but that the expiry date of 19 May was well before the next scheduled Committee meeting (the application having been published after the mandatory deadline for the setting of the Committee's 4th May meeting).</p> <p>Ref. No: SDNP/17/01654/TPO - 4 Segars Lane Twyford Winchester Hampshire SO21 1QJ T1. Yew. 2 metre reduction.</p> <p>The Committee confirmed that it was satisfied that its existing policy concerning Tree Preservation Orders should apply; that these shall be brought to the attention of the Committee but that unless concerns are raised by a Councillor and these are backed by an expert professional opinion, the recommendation of the Winchester City Council's Principal Tree Officer (currently Ivan Gurdler DipArb L4 TechArborA) should be accepted. The Clerk should therefore respond accordingly to the invitation to comment.</p>
P21/17	To agree the date of the next meeting [Potentially Thursday 8th June 2017]
	<p>The next meeting of the Planning Committee was confirmed as 8th June 2017.</p> <p>The meeting closed at 9.10p.m.</p>